

The State of South Carolina)
)
 County of Berkeley)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That Robert E Scannell and Forrest G. Calvert, in the State aforesaid for and in consideration of the sum of ONE HUNDRED SEVENTY NINE THOUSAND TWO HUNDRED DOLLARS (\$179,200.00) to THEM in hand paid at and before the sealing of these presents by Dolphin Properties, LLC in the State aforesaid for which the receipt whereof is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Dolphin Properties, LLC, its successors and assigns forever, the following property, to wit:

ALL THAT CERTAIN piece, parcel or lot of land, situate, lying and being in the County of Berkeley, State of South Carolina, shown and designated as "Lot 1, 111,312.64 SQ. FT, 2.56 ACRES" on a plat entitled: "PLAT SHOWING A RESURVEY OF LOT 1 LOCATED IN CLEMENT'S FERRY INDUSTRIAL PARK OWNED BY F. CALVERT AND R. SCANNELL LOCATED IN ST. THOMAS PARISH AND ST. DENNIS PARISH, BERKELEY COUNTY, SOUTH CAROLINA," made by Lawrence J. Kennerty, S.C. PLS #12520, dated August 27, 1997, and recorded September 16, 1997, in Plat Cabinet M, Page 392-B, in the RMC Office for Berkeley County, South Carolina. Said parcel having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

Subject to Declaration of Covenants, Conditions, Restrictions and Easements for Clements Ferry Industrial Park, dated October 27, 1995, and recorded November 2, 1995, in Book 758, Page 232, in the RMC Office aforesaid.

Subject to easements to South Carolina Electric & Gas Company, recorded in Book 871, Page 348, and in Book 871, Page 350, RMC Office aforesaid.

Subject to twenty eighty (28') power easement to S.C.E.&G. easement as shown on recorded plat.

BEING a portion of the property conveyed to Robert E. Scannell and Forrest G. Calvert by Daniel F. Pieper, Master in Equity for the County of Berkeley, dated August 22, 1995, and recorded in Book 719, Page 234, in the RMC Office aforesaid.

TMS#267-00-00-074 (Portion of)

Grantee's address: 455 Longpoint Road
 Mt. Pleasant, S. C. 29464

RECORDED THIS 9th
 OF 11th 1997
 RECORDER, BERKELEY COUNTY, S. C.

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises before mentioned, unto the said Grantee(s) hereinabove named, and Grantee(s) heirs, successors and assigns forever.

Grantors do hereby bind themselves, their heirs and assigns, to warrant and forever defend, all and singular, the said Premises, unto the said Grantee hereinabove named, and the Grantee's successors and assigns against the Grantors and the Grantors' heirs and assigns and all persons whomsoever lawfully claiming, or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 2nd day of December, 1997.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Virginia B. Martin
WITNESS

Robert E. Scannell
Robert E. Scannell

Forrest G. Calvert
NOTARY

Forrest G. Calvert
Forrest G. Calvert

FILED, RECORDED, INDEXED
12/09/1997 03:41P
Rec Fee: 11.00 St Fee: 466.70
Co Fee: 197.45 Pages: 5
Issued to: J LYNN MCCANTS
Register of Mesne Conveyance
Cynthia B. Forte

State of South Carolina)

PROBATE

County of Charleston)

PERSONALLY APPEARED before me the undersigned witness and made oath that (s)he saw the within named Robert E Scannell and Forrest G. Calvert, sign, seal and as their act and deed, deliver the within named instrument, and that (s)he with the other witness above subscribed, witnessed the execution thereof.

Virginia B. Martin
witness

SWORN to before me this 2nd
day of December, 1997.

[Signature]
Notary Public for South Carolina
My Commission Expires: 1/24/2004

STATE OF SOUTH CAROLINA)
) AFFIDAVIT
COUNTY OF Berkeley

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred BY Robert E Scannell and Forrest G. Calvert TO Dolphin Properties, LLC ON 12/02/97.
3. Check one of the following: The DEED is
 - (a) x subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) EXEMPT from the deed recording fee because (exemptions 1-12) (If exempt, please skip items 4-6, and go to item 7 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked.
 - (a) X The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$179,200.00.
 - (b) The fee is computed on the fair market value of the realty which is \$.
 - (c) The fee is computed on the fair market value of the realty as established for property tax purpose which is \$.
5. Check YES or NO to the following: A lien encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "YES," the amount of the outstanding balance of this lien or encumbrance is \$.

6. The DEED Recording Fee is computed as follows:

- (a) 179,200.00 the amount listed in item 4 above
- (b) -0- the amount listed in item 5 above (no amount place zero)
- (c) 179,200.00 Subtract Line 6(b) from Line 6(a) and place the result.

7. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantee.

I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Dolphin Properties, LLC

by: HR.
MEMBER
Grantor, Grantee, or Legal
Representative connected with this transaction

Dolphin Properties, LLC

by: D-L B
MEMBER
Grantor, Grantee, or Legal
Representative connected with this transaction

SWORN to before me this 2nd
day of December, 1997.

John C. Card
Notary Public for South Carolina
My Commission Expires: 1/24/2004